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NEEDS ASSESSMENT

One of the most critical components of the master planning process is the needs assessment. An assessment of what deficiencies exist in the parks system is vital. Actions cannot be developed that address those deficiencies until they are revealed. The needs assessment establishes resulting deficiencies of a baseline for parks and facilities and helps the City see whether it is providing an adequate volume and distribution of facilities. These baseline levels of service can, and should, be reviewed and adjusted periodically to meet the changing conditions and needs of the community.

National Recreation Trends

The demand nationally for park and recreational facilities has never been as high as it is today. There are many contributing factors for this. Among them is a mobile society that is exposed to vast array of diverse recreational opportunities, increased awareness of health fitness, and a demand for after-school and summer programs by working parents. These social trends influence the recreation and leisure industry and they will significantly dictate the services provided, and at what level of service will be provided.

The National Recreation and Parks Association (NRPA) and the American Academy for Park and Recreation Administration (AAPRA) created Parks, Recreation, Open Space Greenway Guidelines (James D. Mertes and James R. Hall, 1996). In these guidelines, the authors created a system of classification for different levels of park and open space use. The classification system identifies size, and use characteristics of several different types of parks to assist planners in determining whether or not Level of Service (LOS) needs are being addressed.

While the classification system describes a variety of park types ranging in size from 2,500 square feet to eighty acres in size, the general nature of the system does not address some parks. For example, it is unclear which category would be appropriate for a two-acre park that features a playscape and related features. As a result, we have classified parks that do not fit easily into one classification or another based on our experience and understanding of park usage. As stated by the NRPA and AAPRA authors, there is:

"A shift away from reliance on an absolute national standard, i.e., the long standing notion of 10 acres/1000



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persons to increasing community self-direction where the number of acres for park and recreation land is based on what the citizens determine is best for themselves."

Methods of Assessing Park Needs

Currently, there are three widely used techniques to evaluate current and future park and facility needs. These techniques follow general methodologies accepted by the Texas Parks and Wildlife Department for local park master plans. All three methods are important in their own way, but individually do not represent the entire need for a city. This assessment, and the master plan recommendations that result from it, use findings from all three methods to determine what types of park and recreation facilities are needed in the City of Hutto.

Level of Service-Based Needs Approach

Uses level of service standards established by the local jurisdiction to determine quantity of park facilities required to meet the city's needs for a given population. Standards are usually expressed in number of acres or facilities per 1000 citizens. For example, 4 community park acres per 1000 citizens. The standards provide the level of service that Hutto believes is most responsive to the amount of use and interests of its citizens.

Demands-Based Needs Approach

Uses participation rates and surveys to determine how much the population uses and desires certain types of recreation facilities. This approach provides standards based on the current demand in the City of Hutto.

Resource-Based Needs Approach

Based on the usefulness of available physical resources (i.e., creeks, lakes, ponds, etc.) to provide, parks, recreation and open space opportunities. This approach provides standard based on the creeks, lakes, ponds, and open space that exist in the City.



Level of Service-Based Needs Assessment

In the past, national guidelines and standards, specifically the NRPA standards, were often used to develop assessments of the types of parks and recreation facilities a city needed. These were very useful, but did not take into account each city's unique geographic, demographic, and socio-economic composition. Thus, if relied upon solely to assess the level of service required the application of national standards will most likely mis-calculate and misrepresent the needs of the City of Hutto or any other place around the country. Therefore, the level of service assessment used in this master plan is based on modified NRPA standards and guidelines that better reflect the needs and desires of this rapidly and growing and changing community.

The three types of park levels of service, or standards, that were used in assessing the parks, open space and recreation facility needs of Hutto were:

1. Park Acreage (Spatial) Levels of Service

- Defines the acres of parkland needed as a ratio of acreage per number of citizens

2. Facility Levels of Service

- Defines the number of recommended facilities to serve each recreational need as a ratio of facility units per number of citizens.

3. Development Standards

- Defines the exact spatial and dimensional requirements for a specific recreational area or facility. (These recommended standards are contained in Section 3.)

Park Acreage Levels of Service

Spatial levels of service for parks and recreational areas are established so that sufficient area is available to allow for all the outdoor recreational needs of a community. These levels of service will allow Hutto to plan ahead so that parkland can be targeted and acquired before that land is developed.



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Park Acreage Standards for Hutto			
PARK CLASSIFICATION	OPTIMUM SIZE	SERVICE RADIUS	ACRES / 1000 POPULATION
Neighborhood Park	3-15 acres	1/2 - 1 mile	2-3 acres / 1000
Amenity Center	2-5 acres	Subdivision	1-2 acres / 1000
Community Park	10-25 acres	2-5 miles	7-10 acres / 1000
Linear Park/ Greenbelt	Varies	2-5 miles	3-5 acres / 1000
Special Use Park	Varies	Varies	Varies
Regional / Metropolitan Park	125+ acres	15+ miles	5-10 acres / 1000

Hutto Park Acreage Standards Table

Comparison of Level of Service to Current Conditions

The level of service spatial standards outlined above were compared to the actual acreage of parkland in Hutto by park classification. All city-owned, private, and county-owned parkland was included in the comparison. All parkland, regardless of ownership, services the community or sections of the community and should be counted in the level of service.

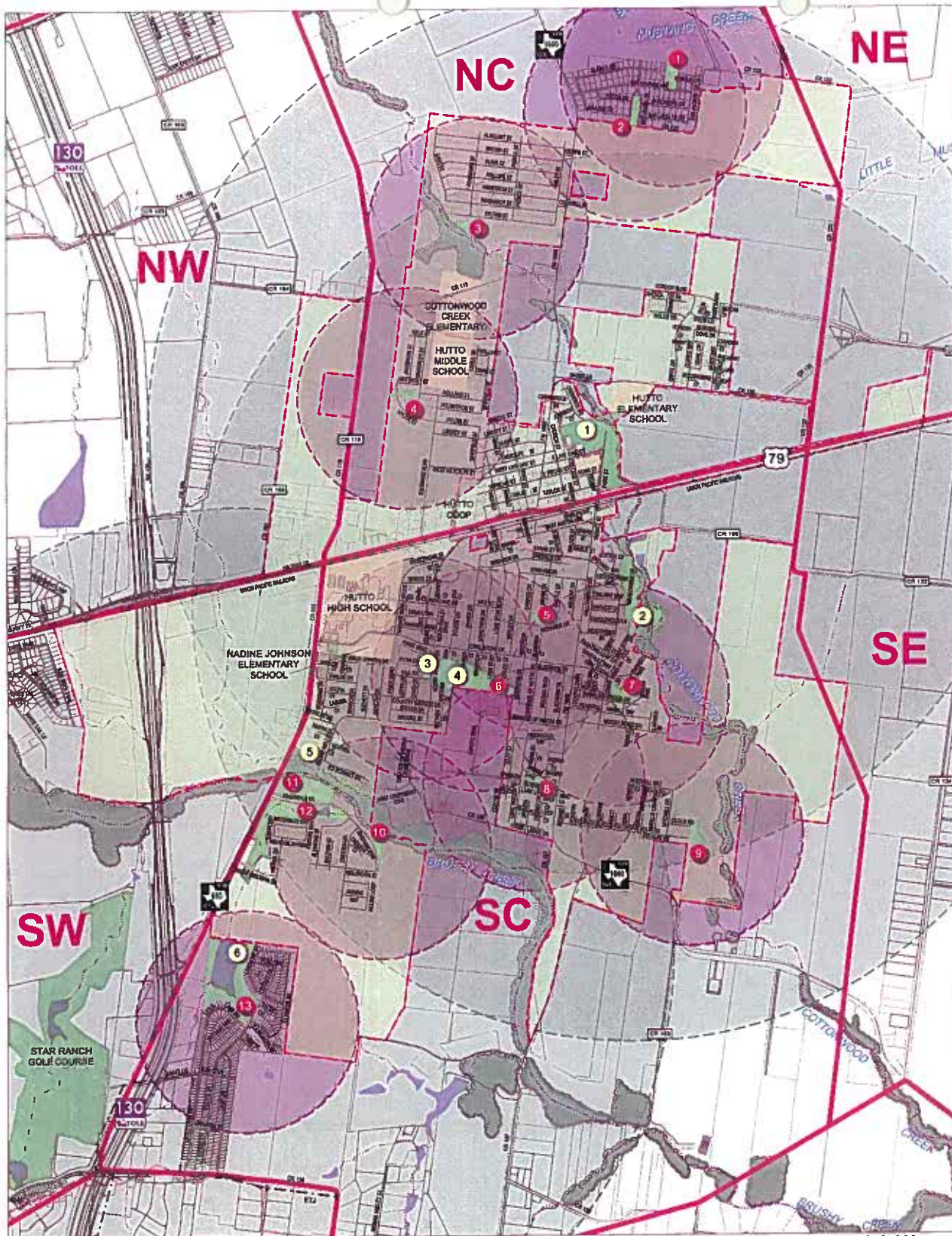
NEIGHBORHOOD PARKS AND AMENITY CENTERS

The standard for neighborhood parks set at 2 to 3 acres for every 1000 residents is a fairly high level of service. The standard was set a little higher because Hutto, where new subdivisions are popping up everyday, the most basic elements of the parks and recreation system must be met while the rest of the park system grows at more of an average rate. The current trend in private residential development is to include neighborhood amenity centers managed by the Homeowner's Association (HOA) governing board for the residents of that particular neighborhood. Amenity centers are very beneficial to the parks system, but the City must monitor

There must be a balance of public neighborhood parks and private amenity centers to insure that the most basic needs of the parks system are met for citizens.

(continued)

NEEDS ASSESSMENT



LEGEND

0) Public Parks

1) Fritz Park

2) Creekside Park

3) Country Estates Park

4) Country Estates Pond

5) Brushy Creek Greenbelt

6) Hutto Lake

7) Rivers Crossing Park

8) Rivers Crossing AC

9) Hutto Parke AC

10) Hutto Towne Center AC

11) Legends of Hutto Park

12) Legends Greenbelt

13) Creek Bend AC

14) Meadows at Creek Bend

15) Glenwood AC

16) Riverwalk AC

17) Hutto Y.S.A. Complex

18) Riverwalk Greenbelt

19) Lakeside Estates AC

LEGEND

Hutto City Limits

Hutto E.T.J.

Hutto Historic Overlay District

County Boundary

HLS.D. Boundary

Schools

Existing Parks

Hutto Growth Area

Water Bodies

Creek

Cemetery

Existing Vegetation

Neighborhood Park Service Area

Community Park Service Area

PARK MASTER PLAN

HUTTO, TEXAS

EXISTING PARK SERVICE AREA MAP

NORTH

0 1000 2000 4000 FEET

DATE: DECEMBER, 2005

All representations furnished regarding this property to Hutto are based on the best information available to Hutto at the time of preparation of this map. Hutto does not warrant or make any representation as to the accuracy or completeness of the information shown on this map. Hutto is not responsible for any errors or omissions on this map. Hutto is not responsible for any changes in the information shown on this map. Hutto is not responsible for any changes in the information shown on this map.



developments to locate subdivisions where amenity centers are not included and thus are missing the most basic service element in a parks system. The City subsequently needs to identify opportunities in or around those particular subdivisions to service the need for a neighborhood park. A balance of public neighborhood parks and private amenity centers must be performed to ensure that the most fundamental needs of the parks system are met. The standard set for amenity centers is at 1 to 2 acres for every 1000 acres. As stated before public neighborhood parks and private amenity centers both meet the basic need of close-to-home park facilities, but must be carefully planned and monitored to ensure that every subdivision has access to a neighborhood park, or amenity center.

The current ratio of neighborhood parks to population is within the range of desired level of service. Hutto's population is projected to grow by 10 to 15,000 residents by 2011 and will require an additional 20 to 45 acres of neighborhood parkland. Hutto would also require an additional 10 to 30 acres of private amenity centers. In general, Hutto would meet the need for close-to-home park facilities if it added a combined acreage of public neighborhood parks and private amenity centers of 15 acres for a population growth of 10,000 and 37 acres for a growth of 15,000.

Neighborhood Parks and Amenity Centers in Hutto

Current Acres - 25.08 acres of Neighborhood Parks
16.04 acres of Amenity Centers

Current Level of Service - 2.18 acres / 1000 of Neighborhood Parks
1.39 acres / 1000 of Amenity Centers

Recommended Level of Service - 2 to 3 acres / 1000 residents
1 to 2 acres / 1000 residents

Recommended Acreage* - 23 to 34.5 acres of Neighborhood Parks
11.5 to 23 acres of Amenity Centers

Year 2011 Acreage Needs** - 47 to 70.5 acres of Neighborhood Parks
23.5 to 47 acres of Amenity Centers
35 to 57.5 acres of Combined

Year 2016 Acreage Needs*** - 65 to 97.5 acres of Neighborhood Parks
32.5 to 65 acres of Amenity Centers
49 to 81 acres of Combined

* Based on 11,500 population

** Based on 23,500 population

*** Based on 32,500 population



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COMMUNITY PARKS

The LOS baseline for community parks is recommended at 7 to 10 acres for every 1000 residents and is again a moderately high level of service. The standard was intentionally set higher to reflect what Hutto already provides as a LOS for community parks. Hutto currently has 2 developed community parks, Fritz Park and Creekside Park, and 1 undeveloped community park, Hutto Lake Park, totaling a little over 102 acres of community parkland. This standard should be met as the city continues to grow and most new developments meet the close-to-home need in the form of a private amenity center. This will free up park development and maintenance dollars so focus can occur on larger and better community parks and maintain this level of service standard for community parks.



Fritz Park is one of the most used parks in Hutto. It is a good example of a community park.

The current ratio of community parkland to population is within the range of the desired level of service with 102 acres of community parkland calculating to 8.92 acres for every 1000 residents. The projected population growth of 10 to 15,000 residents by 2011 would require Hutto to add an additional 70 to 150 acres of community parkland. In general, Hutto would meet the need of community parks if it added an additional 102 acres of community parkland by 2011. As you can see, this doubles the amount of community parkland in Hutto in a short time span of 5 years. This can be attributed to the population being projected to nearly double and the previously mentioned trend in residential development meeting the close-to-home park need.

Community Parks in Hutto

Current Acres - 102.63 acres of Community Parks

Current Level of Service - 8.92 acres / 1000 of Community Parks

Recommended Level of Service - 7 to 10 acres / 1000 residents

Recommended Acreage* - 80.5 to 115 acres of Community Parks

Year 2011 Acreage Needs** - 164.5 to 235 acres of Community Parks

Year 2016 Acreage Needs*** - 227.5 to 325 acres of Community Parks

* Based on 11,500 population

** Based on 23,500 population

*** Based on 32,500 population



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LINEAR PARKS / GREENBELTS

The standard for linear parks and greenbelts is set at 3 to 5 acres for every 1000 residents. The standard is again above the average, but reflects the desire of the citizens of Hutto to have an extensive interwoven and regionally connected trails system, thus a higher level of linear parks/greenbelts. Hutto currently has strongly recommended 84.93 acres of linear service for the parks/greenbelts which classification equates to a service level of 7.39 acres for every 1000 residents. The city is currently above the set standard and reflects the marketplace desire of Hutto residents and current trend in the residential development to provide greenbelts and trail amenities. The limiting factor for future acreage of linear park/greenbelts will be the existing number of drainage corridors running through Hutto. As new subdivisions develop, the City of Hutto should require the floodplain along Brushy Creek and Cottonwood Creek to be dedicated as parkland to insure that this standard is met. The City should also work with developers to design and develop newly proposed drainage corridors as linear parks/greenbelts and trail corridors.



Brushy Creek and Cottonwood Creek are great opportunities for linear parks/greenbelts connecting Hutto and beyond.

The projected population growth of 10 to 15,000 residents by 2011 would require Hutto to add an additional 30 to 75 acres of linear park/greenbelts. In general, Hutto would meet the need of linear parks/greenbelts if it added an additional 48 acres of community parkland by 2011. While an additional 48 acres would meet the standards set by the community, as development occurs along Brushy Creek and Cottonwood Creek, the amount of additional acreage should be much higher. Again, the City should require all floodplain along Brushy Creek and Cottonwood Creek to be dedicated as parkland.

Linear Parks / Greenbelts in Hutto

Current Acres - 84.93 acres of Linear Parks/Greenbelts

Current Level of Service - 7.39 acres / 1000 of Linear Park/Greenbelt

Recommended Level of Service - 3 to 5 acres / 1000 residents

Recommended Acreage* - 34.5 to 57.5 acres of Linear Park/Greenbelt

Year 2011 Acreage Needs** - 70.5 to 117.5 acres of Linear Park/
Greenbelt

Year 2016 Acreage Needs***- 97.5 to 162.5 acres of Linear Park/
Greenbelt

* Based on 11,500 population

** Based on 23,500 population

*** Based on 32,500 population



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SPECIAL USE PARKS

There is no real standard for special use parks because it varies depending on the number and type of special use parks. Hutto currently has 199.47 acres of special use parks which includes the Hutto Youth Soccer Complex (HYSA) and Star Ranch Golf Course. This equates to a service level of 17.35 acres for every 1000 residents. Again, the level of service varies from community to community. Hutto currently has a high level of service for special use parks mainly due to a golf course being located in the community. Special use parks, mainly sports parks and golf courses, are very important elements in an overall parks and recreation system. Hutto is very fortunate to have a golf course and sports park located in the community at such an early stage in the city's growth. It is recommended that any city-wide marketing effort highlights the quality this course brings to Hutto, as well as the image of Hutto.

Special Use Parks in Hutto

Current Acres - 199.47 acres of Special Use Parks

Current Level of Service - 17.35 acres / 1000 of Special Use Parks

Recommended Level of Service - Varies



Star Ranch Golf Course is a beautiful 18-hole golf course with a clubhouse, cafe, tournament pavilion, driving range, and putting green.





REGIONAL AND METROPOLITAN PARKS

The standard for regional and metropolitan parks is set at 5 to 10 acres for every 1000 residents. Hutto currently does not have a regional or metropolitan park, but is located within the service areas of two large regional parks, Old Settlers Park at Palm Valley and Northeast Metro Park. These two parks combined equal 919 acres of regional and metropolitan parkland located within 10 miles of Hutto. Because these two large parks are so close to Hutto, they more than satisfy the need for regional and metropolitan parks for Hutto. This unique asset allows Hutto the opportunity to focus their development capital as well as maintenance dollars on neighborhood, community, and linear parks/ greenbelts. With an estimated population of 150,000 in the service area of Old Settlers Park and Northeast Metro Park, the level of service for regional and metropolitan parks is 6.13 acres for every 1000 residents. This level of service is within the set standard for regional and metropolitan parks.

With the projected population growth of Williamson County, another large regional or metropolitan park will likely be needed on the north-eastern edge of Hutto in 10 to 15 years.

Regional and Metropolitan Parks for Hutto

Current Acres - 919 acres of Regional and Metropolitan Parks

Current Level of Service - 6.13 acres / 1000 of Regional and Metropolitan Parks

Recommended Level of Service - 5 to 10 acres / 1000 residents

Recommended Acreage* - 750 to 1500 acres of Regional and Metropolitan Parks

* Based on 150,000 population



Parks, Recreation, Open Space, and Trails Master Plan

OVERALL PARKS AND OPEN SPACE ACREAGE

The standard for overall parks and open space acreage in Hutto (excluding regional and special use parks) is set at 13 to 20 acres for every 1000 residents. Hutto currently has 228.65 acres of neighborhood parks, amenity centers, community parks, and linear parks/greenbelts. This calculates to an overall level of service of 19.88 acres for every 1000 residents which is at the very top of the overall level of service. Hutto should continue to maintain their overall level of service near the top of the set standard.

The projected population growth of 10 to 15,000 residents by 2011 would require Hutto to add an additional 130 to 300 acres of overall parks and open space acreage. In general, Hutto would meet the need of overall parks and open space acreage if it added an additional 198 acres by 2011. While an additional 198 acres would meet the set standard for Hutto, the City should try to add closer to 300 acres to stay near the upper range of the set standard.

Overall Parks and Open Space Acreage in Hutto

Current Acres - 228.65 acres of Parks and Open Space

Current Level of Service - 19.88 acres / 1000 of Parks and Open Space

Recommended Level of Service - 13 to 20 acres / 1000 residents

Recommended Acreage* - 149.5 to 230 acres of Parks and Open Space

Year 2011 Acreage Needs** - 305.5 to 470 acres of Parks and Open Space

Year 2016 Acreage Needs*** - 422.5 to 650 acres of Parks and Open Space

* Based on 11,500 population

** Based on 23,500 population

*** Based on 32,500 population



Facility Levels of Service

Facility levels of service are used to help the City provide an adequate number and variety of recreation opportunities throughout the City. These standards are used to help prioritize the need for individual types of park and recreation facilities and insure that the wide variety of needs of a diverse community are met.

BASEBALL

Baseball, like most sports in Hutto, is a fast growing sport with a need to expand their facilities to meet the growing participation rate and develop the opportunity for hosting a variety of tournaments throughout the season and beyond. There is currently only one field in Hutto, located at Hutto Elementary School, that is used by all 171 participants during the spring season.

Current Number of Fields - 1 field

Current Level of Service - 1 field for every 11,500 residents

Recommended Level of Service* - 1 field for every 6,500 residents
(Deficit of 1 field)

Year 2011 Need** - 4 fields (Deficit of 3 fields)

Year 2016 Need*** - 5 fields (Deficit of 4 fields)

* Based on 11,500 population

** Based on 23,500 population

*** Based on 32,500 population

Level of Need - HIGH

SOFTBALL

Softball, like baseball in Hutto, is a fast growing sport with a need to expand their facilities to meet the growing participation rate. There are currently two fields in Hutto (one at Hutto Elementary School and one on Park Street) that are used by 72 participants in the spring.

Current Number of Fields - 2 fields

Current Level of Service - 1 field for every 5,750 residents

Recommended Level of Service* - 1 field for every 7,500 residents
(No Deficit)

Year 2011 Need** - 3 fields (Deficit of 1 field)

Year 2016 Need*** - 4 fields (Deficit of 2 fields)

* Based on 11,500 population

** Based on 23,500 population

*** Based on 32,500 population

Level of Need - HIGH





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SOCCER

Soccer, statistically the fastest growing sport, has a need to expand their facilities to meet the growing participation rate. There are currently five fields in Hutto and all are located at the Hutto Youth Soccer Complex and used by 250+ participants. While they have enough fields to meet the current need, the complex sits on private land that could be developed at any time, potentially leaving citizens with no soccer fields. In addition, soccer's tremendous growth rate of 38%, above that of 2005 to 2006, will warrant additional fields in the next year or two.



Current Number of Fields - 3 full size fields

Current Level of Service - 1 field for every 2,300 residents

Recommended Level of Service* - 1 field for every 2,750 residents
(Surplus of 1 field)

Year 2011 Need** - 9 fields (Deficit of 4 fields)

Year 2016 Need*** - 12 fields (Deficit of 7 fields)

* Based on 11,500 population

** Based on 23,500 population

*** Based on 32,500 population

Level of Need - VERY HIGH

TENNIS

Tennis is a sport that is currently above the standard and is not rapidly growing like the other sports. There are currently four lighted tennis courts in Hutto, located at Hutto High School. These courts adequately meet the need of the tennis playing population of Hutto.



Current Number of Courts - 4 courts

Current Level of Service - 1 court for every 2,875 residents

Recommended Level of Service* - 1 court for every 5,000 residents
(Surplus of 2 courts)

Year 2011 Need** - 5 courts (Deficit of 1 court)

Year 2016 Need*** - 7 courts (Deficit of 3 courts)

* Based on 11,500 population

** Based on 23,500 population

*** Based on 32,500 population

Level of Need - LOW

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BASKETBALL

Basketball, like most other sports, is a growing sport but whose needs are being met with the school facilities. This is a good alternative to building new basketball facilities if the city and school district continue a good working relationship and recognize how they mutually benefit from this joint-use. The need for outdoor basketball courts is being met through the 3.5 courts at private amenity centers and 2 courts at City of Hutto parks.



Current Number of Courts - 5.5 outdoor courts and 8 courts at school facilities

Current Level of Service - 1 outdoor court for every 2,090 residents

Recommended Level of Service* - 1 outdoor court for every 3,000 residents (Surplus of 1.5 courts)

Year 2011 Need** - 8 outdoor courts (Deficit of 2.5 courts)

Year 2016 Need*** - 11 courts (Deficit of 5.5 courts)

* Based on 11,500 population

** Based on 23,500 population

*** Based on 32,500 population

Level of Need - MEDIUM

EVENT PAVILIONS

Event pavilions are facilities for community gatherings and are an important part of the city's quality of life. There are currently 3 private event pavilions and 2 public event pavilions. These event pavilions adequately meet the needs of the community. More will be needed as growth continues to maintain a high quality of life in Hutto.



Current Number of Pavilions - 5 pavilions

Current Level of Service - 1 pavilion for every 2,300 residents

Recommended Level of Service* - 1 pavilion for every 2,500 residents (No Deficit)

Year 2011 Need** - 9 pavilions (Deficit of 4 pavilions)

Year 2016 Need*** - 13 pavilions (Deficit of 3 pavilions)

* Based on 11,500 population

** Based on 23,500 population

*** Based on 32,500 population

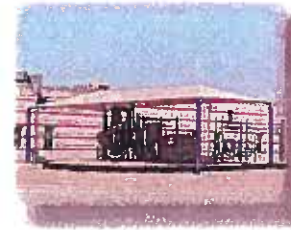
Level of Need - HIGH



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PLAYGROUNDS

Playgrounds are the key recreation facility for younger children, under age 10, and should be provided at each park to meet the need of the young families in Hutto. The current standard for playgrounds is exceeded with the existing 12 playgrounds in Hutto. Playgrounds should continue to be developed with new subdivisions to meet this critical need. Based on the current demand for them, it is strongly recommended that standards be developed for playgrounds. Require compliance to these standards to ensure adequate design for the health, safety and wellness of Hutto's children.



Current Number of Playgrounds - 3 city-owned, 3 school district owned, and 6 privately owned playgrounds

Current Level of Service - 1 playground for every 959 residents

Recommended Level of Service* - 1 playground for every 1,800 residents (Surplus of 6 playgrounds)

Year 2011 Need** - 13 playgrounds (Deficit of 1 playground)

Year 2016 Need*** - 18 playgrounds (Deficit of 6 playgrounds)

* Based on 11,500 population

** Based on 23,500 population

*** Based on 32,500 population

Level of Need - MEDIUM

INDOOR RECREATION CENTER

An indoor recreation center is a critical component of a parks and recreation system. Hutto currently does not have an indoor recreation center and will likely not need one until the city starts to reach the 25 to 30,000 population. Indoor recreation centers are typically the center of a community's park system as they can provide for a high quality of life for the community.

Current Number of Indoor Recreation Centers - 0 Recreation Centers

Current Level of Service - 0 Recreation Centers for 11,500 residents

Recommended Level of Service* - 1 Recreation Center for every 30,000 residents (No Deficit)

Year 2011 Need** - 9 pavilions (Deficit of 4 pavilions)

Year 2016 Need*** - 13 pavilions (Deficit of 3 pavilions)

* Based on 11,500 population

** Based on 23,500 population

*** Based on 32,500 population

Level of Need - LOW



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PRACTICE FACILITIES FOR SPORTS LEAGUES

Practice facilities may be found throughout the city at school sites, city parks, and detention areas. There are currently 12 practice facilities in Hutto which exceeds the set standard, but practice areas should continue to be developed to ensure that game fields are not overused.



Current Number of Practice Fields - 3 city-owned, 5 school district owned, and 4 privately owned practice fields

Current Level of Service - 1 practice field for every 959 residents

Recommended Level of Service*- 1 practice field for every 2,700 residents (Surplus of 8 fields)

Year 2011 Need** - 9 practice fields (Surplus of 3 fields)

Year 2016 Need*** - 12 practice fields (No Deficit)

* Based on 11,500 population

** Based on 23,500 population

*** Based on 32,500 population

Level of Need - LOW

TRAILS

Trails are one of the most widely used and desired recreation elements in Hutto. Hutto currently has 1.14 miles of spine trail (Cottonwood Creek Trail) and has funding for an additional 1.67 miles along Carl Stern Drive. There are approximately 1 mile of trail in neighborhood parks and amenity centers. The citizens of Hutto rank trails as one of their highest priorities for the parks and recreation system. As the City grows, trails will continue to be a huge need and desire for the entire community and should be aggressively developed to keep up with the growing population. The 2003 Pedestrian Mobility Study should be utilized to determine priority investment in trails and sidewalks.

Current Miles of Trails - 3.81 miles of trail

Current Level of Service - 1 mile of trail for every 3,018 residents

Recommended Level of Service*- 1 mile of trail for every 4,000 residents (Surplus of 0.94 miles)

Year 2011 Need** - 5.88 miles of trail (Deficit of 2.07 miles of trail)

Year 2016 Need*** - 8.13 miles of trail (Deficit of 4.32 miles of trail)

* Based on 11,500 population

** Based on 23,500 population

*** Based on 32,500 population

Level of Need - HIGH



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Demand-Based Needs Assessment

A demand-based needs assessment is based both on actual participation rates in sports leagues, or organizations, and the use of the parks. This assessment was accomplished by discussions with the public during focus groups, as well as the public questionnaires that were sent out with utility bills.

Citizen Survey Feedback

Respondents to the citizen survey were asked to prioritize their top ten active and passive recreational needs based on relative degree of importance and the demand for each one. A summary of the citizen survey may be found in Section Four. The top ten passive and active recreational needs are ranked in tables below.

Priority of Top Ten Passive Recreation Needs

1. Walking Trails	67 %	6. Indoor Water Fitness	45 %
2. Community Rec. Center*	66 %	7. Restroom/Drinking Fountain	44 %
3. Outdoor Rec. Swimming	63 %	8. Nature Trails	42 %
T4. Water Play Park	53 %	9. Jogging Trails	40 %
T4. Bike Trails	53 %	10. Picnic Areas	38 %

* Received Highest Number of "Highest Priority" Votes

Priority of Top Ten Active Recreation Needs

1. Playgrounds*	71 %	6. Youth Softball Fields	46 %
T2. Youth Baseball	55 %	7. Practice Ball Fields	45 %
T2. Public Tennis	55 %	T8. Football Fields	43 %
T2. Youth Soccer	55 %	T8. Canoeing	43 %
5. Outdoor Basketball	48 %	T10. Indoor Basketball Courts	42 %
* Received Highest Number of "Highest Priority" Votes		T10. Sand Volleyball Courts	42 %



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Focus Group Meetings Feedback

A summary of the feedback gathered from the focus group meetings can be found in Section Four. Overall, the focus group participants felt that the parks and recreation needs of Hutto should include:

- An extensive trail system
- Better connectivity to schools
- A dedicated high intensity sports complex/park
- More landscape features throughout the park system (i.e. shade trees, ponds, landscaped entrance beds)
- Cultural elements in the parks (i.e. the Hippo, historical sites, etc.)

A complete summary of the feedback gathered from the sports association focus group meeting can be found in the Appendix. In general, they expressed a strong need for the following facilities to satisfy the growing demands these organizations are experiencing:

Soccer

- 1) Additional unlighted game fields
- 2) Practice fields
- 3a) Restroom and Concession Building
- 3b) Parking Areas
- 4) Shaded Spectator Seating
- 5) Raised Spectator Seating
- 6) Playgrounds

Football

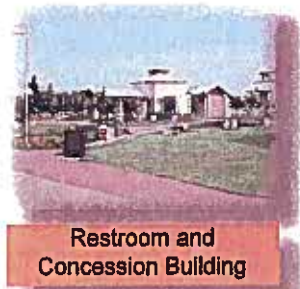
- 1) Additional lighted game fields
- 2) Restroom and Concession Building
- 3) Scorekeeper Stands
- 4) Practice Fields
- 5) Gated Spectator Entrance



Shaded Spectator Seating



Gated Spectator Entrance



Restroom and Concession Building

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Baseball and Softball

- 1) Additional lighted game fields
- 2) Practice fields
- 3) Restroom and concession buildings
- 4a) Batting cages
- 4b) Warm-up areas
- 5) Shaded spectator seating
- 6) Shaded participant seating
- 7) Playgrounds
- 8) Group pavilion
- 9) Gated spectator entrance
- 10) Tournament level fields
- 11) Scorekeepers stands



Raised Spectator Seating

Resource-Based Needs Assessment

A resource based assessment includes all key physical features within the City that present opportunities to preserve unique natural features of the area that add identity and value to the quality of life in Hutto. These include both natural and man-made features such as; creeks; streams; lakes; detention/retention areas; and drainage corridors. Any, or all of these resources have the potential for needed protection and preservation and sensitive adapted for recreational value to the community.

Creeks and Streams

There are multiple creeks that run through Hutto which include Brushy Creek, Cottonwood Creek, and Mustang Creek. There are forks and branches that feed into these major creeks. The two major creeks, Brushy and Cottonwood, are recommended for serving as major spine trail corridors running through Hutto. Brushy Creek generally runs in a west/east direction while Cottonwood Creek runs in a north/south direction. These creeks serve as a vital role in the area critical in the storm drainage system, but should also be preserved as critical elements of the park, trail, and transportation system. The fact that Brushy Creek is the main regional trail through Williamson County provides Hutto with another opportunity to, not only provide their citizens with local connectivity, but provide regional connectivity as well. Developers should be required to maintain public access to the creek in specific areas. In single family developments, consider development of parallel parkways along the edges of creeks instead of backing homes up to the creek. This provides for a more usable and safe trail for the entire community to use and enjoy.



Brushy Creek is an excellent example of a creek that should become a key element in the parks and recreation system.



Parks, Recreation, Open Space, and Trails Master Plan

Lakes and Ponds

There are multiple lakes and ponds scattered throughout Hutto that were either built by local ranchers and farmers or were constructed by the Soil Conservation Service. These bodies of water, no matter their size, serve another vital role in the environment as part of the local/regional ecosystems would be visually attractive assets to the City's park system. They should be acquired and preserved as opportunities are presented to strengthen the community's identity. These lakes and ponds would become the predominant element of any park, as bodies of waters naturally attract people for their elemental beauty and serenity.



Hutto Lake will be the central focus of the park when it is developed.

Stormwater Drainage Elements

Stormwater drainage elements such as channels and detention ponds are features that are found throughout Hutto and can/would be utilized as trail corridors or beautified to serve as park and open space amenities. Current trends in residential development usually place these elements behind houses with little to no flat areas for trails. Developers should be encouraged, or required, to turn these drainage elements into parks and recreation amenities and features that could be accessed and enjoyed by people, rather than just to manage stormwater. These man-made drainage features should become an attractive and heavily used parkland asset, instead of a shunned and seldom used piece of land.



Country Estates Pond is a great example of a drainage feature that could become a park element.



Summary of Key Needs in Hutto

The following summary of key parks and recreational needs in Hutto is based on the key findings of the level of service based assessment, demand based assessment, and the resource based assessment. The summary of findings is divided into three sections; parkland type needs, facility needs, and needs by planning area.

Parkland Needs

Neighborhood Parks and Amenity Centers

Hutto has a good distribution of neighborhood parks and amenity centers throughout the city. While the city is currently within the set standard for neighborhood park acreage, there are a few subdivisions that are lacking an adequate close-to-home park. These areas include the houses south of Kaatz Lane, the subdivision north of Hutto Elementary, and the area west of FM 1660, between Carl Stern and Hwy 79. While these areas might have neighborhood parks or amenity centers close, they are divided from that park by a significant transportation corridor that prevents safe access to those neighborhood parks by foot. These areas should be studied to provide safe to reach, close-to-home park elements. Hutto needs to add **35 to 57.5 acres** of neighborhood parkland or amenity centers by 2011 to stay within the set standard for neighborhood parks.

Community Parks

Hutto is currently providing a high level of service for community parks with the existing 102 acres of community parkland. This high level of service needs to continue as the City grows and larger pieces of parkland and open space become hard to find. As the trend of residential developments including neighborhood parks and amenity centers continues to grow, the City of Hutto should focus their efforts on acquiring and developing larger community parks throughout the City. Hutto needs to add **164.5 to 235 acres** of community parkland by 2011 to stay within the set standard for community parks.



Linear Parks and Greenbelts

Hutto is currently well above the standard for linear parkland and greenbelts. The City of Hutto should continue to stay well above the standard as the citizens have a high desire for an extensive trail system and thus a high desire for linear parks and greenbelts. As Hutto continues to grow, the City should require developers to provide public access to Brushy Creek, Cottonwood Creek, and any other creeks or streams if available. The City should also work with developers to design stormwater corridors as linear parks/greenbelts and trail corridors. Linear parks and greenbelts should be a high priority for Hutto. Hutto needs to add **70.5 to 117.5 acres** of linear parkland and greenbelt by 2011 to stay within this set standard. Again, this amount of additional acreage will keep Hutto within the set standard, but the City should continue to stay above this standard to meet the high needs of their citizens.

Special Use Park

Hutto is in high need of a multiuse sports park to meet the needs of the ever growing participants in youth sports. The northern section of town would be the best location for the sports park as it would provide adequate separation from other larger, multiuse sports parks (Northeast Metro Park and Old Settlers Park) in the area. The sports park could start out with 30 to 40 acres, but would eventually need to expand to 100 to 125 acres to provide adequate space for all youth sports. It is important to centralize the youth sports complex to better meet the needs of multiple child families where each child might play a different sport on the same day. Hutto needs to add the **30 to 40 acres** for the first phase of a sports park in the next two years and the remaining **70 to 85 acres** by 2011.

Regional or Metropolitan Park

With this addition of a 100 to 125 acre sports park, combined with the close proximity to two large regional/metropolitan parks, Hutto **does not need to add** an additional regional or metropolitan park. The regional and metropolitan park needs of Hutto are being met by these two large parks.



Parks, Recreation, Open Space, and Trails Master Plan

Recreation Facility Needs

The following list of key recreation facility needs include only the very high, or high priority needs for Hutto.

1 Soccer

Soccer is a **very high priority** need because the growth rate of participants is a high 38% per year and the land they currently use for soccer fields is privately owned and could be developed at any time. The City needs to either purchase the existing soccer complex and add an additional 4 fields or the City needs to purchase land and build a **6 field complex** over the next two years. The City would then need to **add 3 additional fields** by 2011.

2 Trails

Trails are a **high priority** need based on the desires of the citizens of Hutto. Trails and their connectivity are very important to the citizens of Hutto. The 2003 Pedestrian Mobility Plan provides the most recently studied routes for trails and sidewalks. Hutto needs to **add 2.07 miles of trail** by 2011 to meet the set standard for trails.

3 Baseball

Baseball is a **high priority** need because the current participation rate exceeds the number of fields provided. As young families continue to move to Hutto, the participation rates are going to continue to rise. Hutto needs to **add 3 baseball fields** by 2011 to meet the set standard for baseball fields.

4 Softball

Like baseball, softball is a **high priority** need because the current participation rate exceeds the number of fields provided. Hutto needs to **add 1 to 2 softball fields** by 2011 to meet the set standard for softball fields.

5 Event Pavilions

Hutto currently has 5 event pavilions which meets the set standard for event pavilions. Three of the pavilions are private and located in neighborhood amenity centers. These pavilions are still important to the overall parks and recreation system, but additional public event pavilions should be built in community level parks. Hutto will need to **add 4 public event pavilions** by 2011 to meet the set standard for event pavilions.



Parks, Recreation, Open Space, and Trails Master Plan

Key Needs by Planning Area

Planning Area A - Northwest

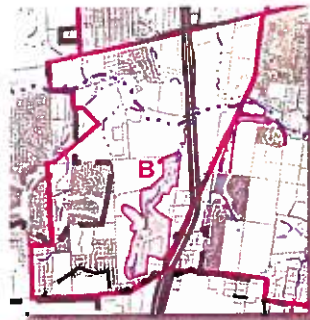
This planning area is predominately ranch and farm land with little development other than along Highway 79. This will likely change very quickly with the opening of State Highway 130 and the extension of University Boulevard. As development comes in, the City should ensure that a neighborhood park, or amenity center, is provided in each subdivision to meet the close-to-home park need. The City should pursue the purchase of a piece of property for use as a community park within this planning area. The area around Avery Lake could potentially be a suitable location for a new community park. This would protect its intended purpose for floodplain around the lake rather than potential residential use. The community park should include an event pavilion and a large playground. Multi-purpose practice fields should be located in this planning area either at the proposed community park or at a school site in this area. Trails in this area should include a trail along the drainage channel feeding into Avery Lake, a joint-use trail along State Highway 130, and internal neighborhood and community park trails.



Planning Area A includes everything west of CR 119 to the ETJ Boundary and everything north of Hwy 79 to the ETJ Boundary.

Planning Area B - Southwest

This planning area is the smallest planning area and contains a mix of agricultural land and developed subdivisions. Due to the fact that Star Ranch Golf Course is located in this planning area, there will likely be a number of master-planned communities surrounding the course that will include neighborhood parks, trails, and amenity centers. For this reason, neighborhood parks will likely not be a need that the city must meet for this area of town. A community park will not be needed in this planning area due to the size of this planning area and its proximity to Hutto Lake Park. The main recreational need in this planning area will be trails. This area should include the Brushy Creek Trail, potential State Highway 130 joint-use trail (connecting Pflugerville, Hutto, and Round Rock), and internal neighborhood trails.



Planning Area B includes everything west of FM 685 to the ETJ Boundary and everything south of Hwy 79 to the ETJ Boundary.

NEEDS ASSESSMENT



Parks, Recreation, Open Space, and Trails Master Plan

Planning Area C - North Central

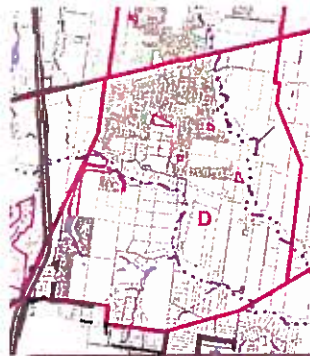
This planning area is highly developed with residential subdivisions and commercial property in the southern half and agricultural land in the northern half. This area is the fastest growing planning area in the City. A majority of the residential subdivisions have included neighborhood parks or amenity centers within their subdivisions. This trend should be continued with all new subdivisions in this area to meet the close-to-home park need. This planning area contains Fritz Park in its southern half, but due to its size will need a community park in its northern half. The proposed community park should include a public event pavilion, large playground, and multi-use practice fields (if they are not located at area schools). The northern section of this planning area, at least north of County Road 100, could be the site for the needed sports park. There is an abundance of available land that could be purchased for this sports park and it would provide good separation from the other area sports parks. Trails in this planning area will include the Cottonwood Creek Trail, Mustang Creek Trail, and internal neighborhood trails.



Planning Area C includes everything east of CR 119, west of CR 132 & 133, and everything north of Hwy 79 to the ETJ Boundary.

Planning Area D - South Central

This planning area is highly developed with residential subdivisions in the north and west sections and agricultural land in the south and east sections. This area will see a tremendous amount of growth over the next five years with the opening of State Highway 130. The majority of subdivisions in this planning area have included amenity centers or neighborhood parks as part of their developments. The City should monitor all proposed new developments to insure they all include neighborhood parks and amenity centers meet the close-to-home park need. This planning area contains two community parks: Creekside Park and Hutto Lake Park. This area will not need an additional community park if a community park is located centrally in Planning Area F. Hutto Lake Park should be developed with a public event pavilion, large playground, and trails around the lake. This planning area already has a good network of trails and will likely be the planning area with the most extensive trails network due to the natural features within this area. Trails in this planning area will include Brushy Creek Trail, Cottonwood Creek Trail, Carl Stern Trail, and internal neighborhood and community park trails.



Planning Area D includes everything east of FM 685, west of CR 134, and everything south of Hwy 79 to the ETJ Boundary.

NEEDS ASSESSMENT



Parks, Recreation, Open Space, and Trails Master Plan

Planning Area E - Northeast

This planning area is almost all ranch and farm land with very little residential development. This planning area will likely be the last area of Hutto to be heavily developed. As residential development does occur, the City should insure that the subdivisions include neighborhood parks or amenity centers to meet the close-to-home park needs. The prior mentioned sports park could also be located in the northwest section of this planning area, potentially along the proposed realignment of FM 1660. This location would also provide adequate separation from Old Settlers Park and Northeast Metro Park. A community park will need to be centrally located in this planning area to adequately meet the need for community parks. This community park should include a public event pavilion, large playground, and internal trail system. Multi-purpose practice fields also need to be located in this planning area, either at the community parks or at local school sites. Trails in this area should include trails along Mustang Creek, internal neighborhood and community park trails, man-made drainage channels, and parkway trails located along major arterial roadways. Trails along arterial roadways and man-made drainage channels are important in this planning area due to the limited number of natural features that could be used for trail connectivity.



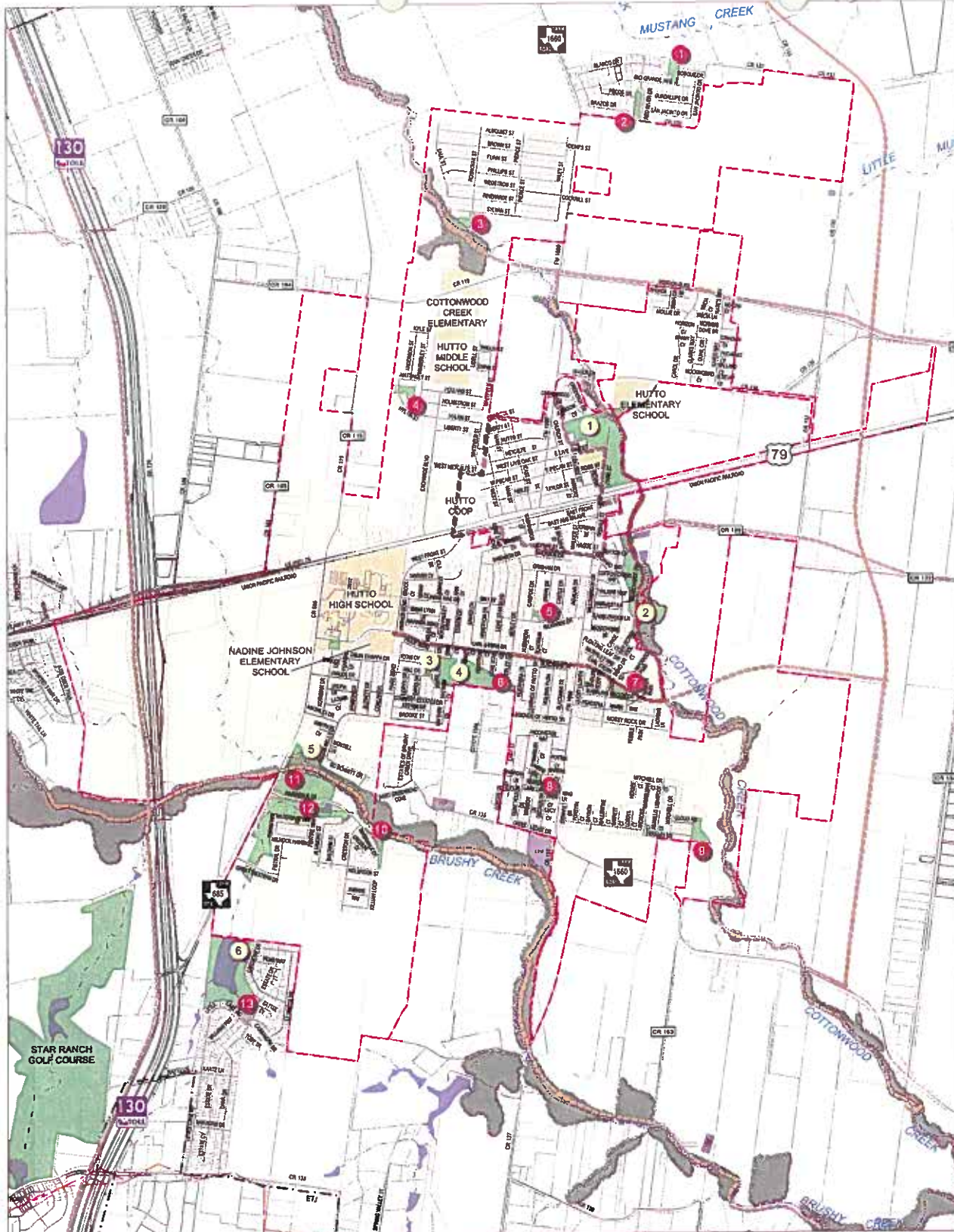
Planning Area E includes everything east of CR 132 and CR 133 to the ETJ Boundary and everything north of Hwy 79 to the ETJ Boundary.

Planning Area F - Southeast

Like Planning Area E, this planning area is almost all ranch and farm land with very little residential development. The neighborhood park, community park, and multi-purpose practice field needs for this planning area are the same as Planning Area E. A community park will be needed in this area to adequately meet the community park need and should include the same basic features as those in Area E. Trails in this planning area will be exclusively along arterial roadways and man-made drainage channels since there are no natural features that could be used for trail connectivity. This will be important to remember as new developments occur in this area, the City needs to work with developers to insure that man-made drainage channels can and will be used for trail corridors. Likewise, as the City constructs new arterial roadways in this area, provisions for parkway trails should be made.



Planning Area F includes everything east of CR 134 to the ETJ Boundary and everything south of Hwy 79 to the ETJ Boundary.



0) Public Parks Existing Parks Private Parks (AC-Amenity Center)

LEGEND

- | | | |
|---------------------------|--------------------------|--------------------------|
| 1) Fritz Park | 1) Rivers Crossing Park | 8) Meadows at Creekband |
| 2) Creekside Park | 2) Rivers Crossing AC | 9) Glenwood AC |
| 3) Country Estates Park | 3) Hutto Parke AC | 10) Riverwalk AC |
| 4) Country Estates Pond | 4) Hutto Towne Center AC | 11) Hutto Y.S.A. Complex |
| 5) Brushy Creek Greenbelt | 5) Legends of Hutto Park | 12) Riverwalk Greenbelt |
| 6) Hutto Lake | 6) Legends Greenbelt | 13) Lakeside Estates AC |
| | 7) Creek Bend AC | |

- | |
|---------------------------------|
| Hutto City Limits |
| Hutto E.T.J. |
| Hutto Historic Overlay District |
| County Boundary |
| H.S.D. Boundary |

- | |
|----------------|
| Schools |
| Existing Parks |
| Water Bodies |
| Creek |

- | |
|---------------------|
| Cemetery |
| Existing Vegetation |
| Existing Trails |
| Future Trails |

PARK MASTER PLAN HUTTO, TEXAS

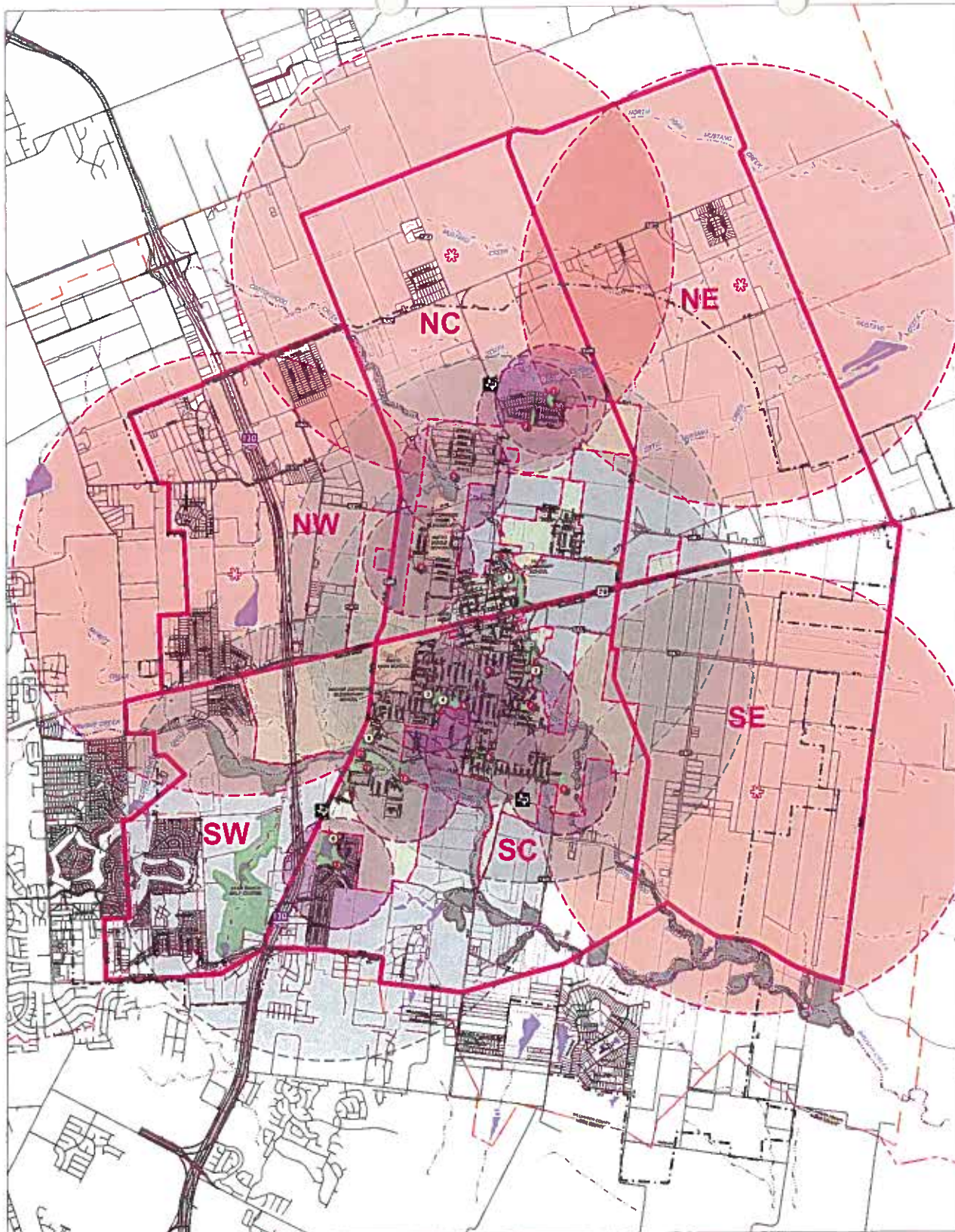
EXISTING AND FUTURE TRAILS MAP



DATE: DECEMBER, 1995

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- LEGEND**
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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Public Parks</p> <ul style="list-style-type: none"> 1 Fritz Park 2 Creekside Park 3 Country Estates Park 4 Country Estates Pond 5 Brushy Creek Greenbelt 6 Hutto Lake | <p>Existing Parks</p> <ul style="list-style-type: none"> 1 Rivers Crossing Park 2 Rivers Crossing AC 3 Hutto Parke AC 4 Hutto Towne Center AC 5 Legends of Hutto Park 6 Legends Greenbelt 7 Creek Bend AC | <p>Private Parks (AC-Amenity Center)</p> <ul style="list-style-type: none"> 8 Meadows at Creek Bend 9 Glenwood AC 10 Riverwalk AC 11 Hutto Y.S.A. Complex 12 Riverwalk Greenbelt 13 Lakeside Estates AC | <p>Other Features</p> <ul style="list-style-type: none"> Hutto City Limits Hutto E.T.J. Hutto Historic Overlay District County Boundary H.L.S.D. Boundary Schools | <p>Natural Features</p> <ul style="list-style-type: none"> Existing Parks Hutto Growth Area Water Bodies Creek Cemetery Existing Vegetation | <p>Service Areas</p> <ul style="list-style-type: none"> Neighborhood Park Service Area Community Park Service Area Future Community Park Service Area Future Parks |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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**PARK MASTER PLAN
HUTTO, TEXAS
FUTURE COMMUNITY PARKS MAP**





6

PLAN RECOMMENDATIONS AND IMPLEMENTATION

The master plan recommendations are based on the results from the needs assessment process. These recommendations are intended to be implemented over a span of 5 to 10 years, or the life of this master plan. Some long term recommendations are included as part of this master plan, but are considered low priorities based on the current recommended needs and demands. Based on the recommendations of this master plan, an implementation plan is also included to prioritize the park development needs of Hutto and recommend a series of actions to begin to address those needs. The implementation plan is intended to guide the staff and city council over the same span of 5 to 10 years and should be revised and updated on a regular basis each year to measure performance and update goals.

MASTER PLAN RECOMMENDATIONS

As stated above, the master plan recommendations are based on the needs assessment and citizen input and fall into one of four general categories:

- 1) Major Recreation Development
- 2) Development of New Parks
- 3) Acquisition of Parkland
- 4) Improvements of Parkland

The recommendations discuss the need for the action, an estimated cost range for the improvement, and a recommended implementation time frame. The estimated cost range shown is based on consultant experience with similar projects, but should be taken only as an estimate. Depending on the year the project is constructed, the actual design, and level of service provided in the design, this cost could be higher or lower. As projects are initiated, the project costs for the project should be evaluated based on the current construction costs and level of service demanded by the citizens of Hutto.

The plan recommendations were prioritized based on the level of need and were placed into three categories:

- **High Priority Items** - to be initiated or completed within the next five years
- **Medium Priority Items** - to be initiated or completed within five to ten years
- **Low Priority Items** - to be initiated as opportunities occur, or beyond the 10 yr. time frame



Parks, Recreation, Open Space, and Trails Master Plan

HIGH PRIORITY RECOMMENDATIONS

Action 1 - Revise Parkland Dedication Ordinance and Implement a Park Development Fee

Need for this Action - A well written Parkland Dedication Ordinance is vital for rapidly growing communities, like Hutto, to maintain a high level of service that is often requested by the City's citizen base. Hutto's Parkland Dedication Ordinance should be an ordinance that insures that when new development occurs, the developer of that piece of property is setting aside an adequate amount of land to be designated as parkland. This needs to be done to ensure that as development occurs, the parkland needs are being met without the City having to purchase large quantities of land, thus putting a tax burden on the citizens of Hutto. The ordinance should require that land adjacent to creeks, streams, or lakes be deeded as parkland for public use. This parkland dedication ordinance should also include a fee in-lieu of Parkland for residential and non-residential development. The fee should be based on a percentage of what it would cost to purchase parkland since non-residential development does not increase the demand for parks as much as residential developments.

In addition to a Parkland Dedication Ordinance, the City of Hutto should implement a Park Development Fee that would help the City develop parks at the same rate of the demand without putting a huge tax burden on the citizens. The Park Development Fee would ideally be collected at time of building permit. The City would determine the fee based on how much a park would cost to develop divided by the number of dwelling units that park would serve (neighborhood or community park).

The combination of a Parkland Dedication Ordinance and a Park Development Fee ensures that as development occurs in the City of Hutto, the parkland and recreational needs of those new residents will be met without putting an extensive tax burden on the rest of the citizens in Hutto.

Estimated Cost Range - The only cost associated with this action would be the cost of staff time and legal time to write the ordinances.

Potential Time Frame - The Parkland Dedication Ordinance and Park Development Fee should be implemented in the near term to ensure the City does not fall behind the rapid development with regards to parkland and respective facilities.



Action 2 - Development of Hutto Lake Community Park

Need for this Action - The development of this 39 acre tract of land will immediately address the community park need for this area of town. This area of town will continue its rapid rate of growth with the opening of State Highway 130 and the planned development in Star Ranch. This community park would also meet the neighborhood park needs of the development to the south of the park. This development includes a swimming pool, but does not have the basic neighborhood park elements such as a playground, pavilion, site furnishings, trail, etc.

The park should be designed to maintain the passive, natural beauty of the property while still providing the basic recreational elements like a playground, pavilions, and walking trails. Connectivity should be achieved with regionally planned trails in the area. Again, these elements would meet the community park need while at the same time serving the neighborhood park function of the development to the south. This property is a great example of how Hutto should actively seek and acquire property with beautiful natural features.

Estimated Cost Range - Depending on the programming and design of the property, the development could cost between \$500,000 and \$750,000. This estimated cost is based on a park that would be relatively passive with mainly trails, pavilions, and playgrounds.

Potential Time Frame - The development of Hutto Lake Park should occur over the next one to three years to adequately meet the community park need of this rapidly growing area.



Parks, Recreation, Open Space, and Trails Master Plan

Action 3 - Acquisition of Community Parkland and Initial Development of a Multiuse Sports Complex In Area C

Need for this Action - The acquisition of land for a community park in Planning Area C is needed to adequately meet the need for this rapidly growing area. This park should be developed with typical community park facilities, but should also be developed as a central multiuse sports complex for the City of Hutto. The need for additional soccer, baseball, and softball fields could be met in this community park/sports complex. The amount of land that is initially purchased should be a minimum of 30 to 40 acres, but would need to be expanded to 100 to 125 acres to provide for enough land to fully construct a multiuse sports complex. This plan recommends to purchase the entire 100 to 125 acres initially to minimize the overall cost of the park. By paying current land costs, rather than land costs five years down the road when the City is more developed and land value is much higher, the City could potentially save in excess of \$1,000,000 dollars for this size of property.

The initial development should include a 6-8 field soccer complex, 3-4 field baseball complex, and 2 softball fields. The soccer fields should be designed so that they may also serve as football fields, if necessary. In addition to the sports complex, the park should also include playgrounds, walking trails, and pavilions to meet the basic community park needs.

By acquiring and developing land for a community park and multiuse sports complex, the City is meeting several priority needs stated in the needs assessment and citizen input.

Estimated Cost Range - Depending on the programming, design of the property, and the amount of land purchased, the initial development could cost \$5-10 million. This estimated cost is based on a typical multiuse sports complex of this size and is exclusive of any potential land donations or partnerships that the City may secure.

Potential Time Frame - The initial development of a multiuse sports complex and community park in Planning Area C should occur over the next two to four years to adequately meet the needs of the citizens of this area and the rapidly growing youth sports associations.



Parks, Recreation, Open Space, and Trails Master Plan

Action 4 - Improvements to the City's Existing 3 Developed Parks

Need for this Action - The improvement of the City of Hutto's four existing parks is important because it will set a level of service standard for all future parks in Hutto. It is important for the City to assess its current park facilities and insure that they are designed to meet all the current standards and regulations, as well as designed to minimize maintenance.

The improvements that need to be completed at the existing parks are constructing ADA accessible pedestrian paths to all recreational facilities, construct shade elements over all playgrounds (highly requested during focus group meetings), improve landscaping and add automatic irrigation systems, and replace high maintenance items such as the plastic borders around the playgrounds with more durable, lower maintenance materials.

Estimated Cost Range - Depending on the design of the improvements, the action could cost between \$50,000 and \$200,000 per park (depending on the size of the park). This estimated cost is based on a typical park renovation or improvement project.

Potential Time Frame - The improvements should occur over the next two to four years to set a level of service standard, decrease maintenance costs, and comply with all current standards and regulations.



Parks, Recreation, Open Space, and Trails Master Plan

Action 5 - Develop Two to Four Miles of Hike and Bike Trails Throughout the City

Need for this Action - Hutto has set its trail level of service at a high level of 1 mile of trail per 3,018 residents. With the rapid growth in Hutto, the City needs to build an additional 2-4 miles of trail by 2011 to maintain this level of service based on the population projections. In addition to this level of service, trails were the second highest ranked priority in the citizen survey. Input gathered during focus group meetings reiterated that Hutto needs "more trails, more trails, and more trails."

The trails should be developed similarly to existing trails constructed of concrete at a minimum of 8 feet in width. Reference should be made to the 2003 Pedestrian Mobility Plan for priorities and standards. The trails should also be designed with benches and drinking fountains placed at strategic intervals for resting and replenishment. One of the improvements most requested during the focus group meetings was the planting of large shade trees along trails to provide shade and visual interest as part of the experience. Therefore, the design of a new trails project should utilize existing trees while new trees are planted.

Estimated Cost Range - Depending on the design and construction costs at the time of construction, the project could cost between \$1.5 - 4 million (depending of trail surface and amenities). This estimated cost is based on a typical trail project and may fluctuate based on current construction costs.

Potential Time Frame - The improvements should occur over the next three to five years to maintain the current level of service and meet the requests of the citizens.



Parks, Recreation, Open Space, and Trails Master Plan

Action 6 - Development of a Neighborhood Park in the Subdivision North of Hutto Elementary School

Need for this Action - The subdivision north of Hutto Elementary is one of the few new developments that does not include a neighborhood park or amenity center. A neighborhood park needs to be developed adjacent to this subdivision to meet the most basic park system need in a neighborhood park. Some of the neighborhood park elements are being met at Hutto Elementary, but this requires the residents of this subdivision to either cross a major arterial road or get in their car and drive to the school. Both options go against the basic principles of neighborhood parks which are close-to-home facilities that can be safely accessed.

The park should include the typical neighborhood park facilities such as a playground, picnic areas, and open play areas. The park might also include a pavilion, basketball or volleyball court, and some trail.

Estimated Cost Range - depending on the design and construction costs at the time of construction, the project could cost \$200,000 to \$300,000. This estimated cost is based on a typical neighborhood park development project and may fluctuate based on current construction costs.

Potential Time Frame - The improvements should occur over the next two to four years to meet the neighborhood park needs of this area.



Parks, Recreation, Open Space, and Trails Master Plan

Action 7 - Development of a Community Recreation Center and Outdoor Recreation Swim Center

Need for this Action - Two of the most requested items in the citizen survey were a community recreation center (#3) and an outdoor recreation swim center (#4). Realistically, Hutto currently does not have a large enough population base to support a recreation and swim center without substantially subsidizing the maintenance and operations of the facility. The City could look at collaborating with another organization to offset the maintenance and operations cost, but would still have to subsidize a large portion of the facility. Even though it's probably not feasible to build the center right now, the City should begin to plan for a recreation and swim center. Based on the population projections, Hutto could possibly support a recreation and swim center in 2012.

An extensive amount of input should be gathered from citizens to determine what elements should be included in the center. The center should be master planned to allow for easy expansion of the facility while maintaining a good distribution and function of the elements.

Estimated Cost Range - depending on the design and construction costs at the time of construction, the recreation and swim center could cost \$12-16 million. This estimated cost is based on a typical recreation and swim center project combined with a 15% escalation factor for the increase in construction costs over 5 years.

Potential Time Frame - The planning process for the recreation and swim center should begin in three years with the opening of the facility around 2012. This would allow for the City to grow to a size that would support a recreation and swim center without having to substantially subsidize the maintenance and operations of the facility.



Parks, Recreation, Open Space, and Trails Master Plan

Action 8 - Acquisition of Community Parkland in Planning Area A

Need for this Action - As Planning Area A develops, a community park will be needed to meet the needs of the citizens of this area. An ideal location for a community park in this planning area would be around Avery Lake. This would take advantage of a beautiful natural resource and would provide for a good separation between the City's proposed community parks. It is important for the City to seek out and acquire large parcels of land now, rather than waiting until development has taken most of the available land.

The community park would eventually be developed to include the typical community park elements such as trails, playgrounds, and pavilions. This community park should be designed as a more passive park and a place where people can go relax, play, and enjoy the natural beauty of the property. If a residential subdivision was developed around this area, this park could also meet the neighborhood park need of the adjacent subdivisions.

Estimated Cost Range - Depending on the value of land in a few years, the acquisition of the property could cost between \$800,000 and \$1.4 million. This estimated cost is based on a 40-50 acre tract of land. This cost excludes any possible donation of land or partnerships.

Potential Time Frame - The land should be acquired in the next three to five years before too much development occurs in this area and land value increases.



Parks, Recreation, Open Space, and Trails Master Plan

MEDIUM PRIORITY RECOMMENDATIONS

Action 9 - Develop a Water Play/ Sprayground in Planning Area C or D

Need for this Action - A water play park was a highly requested facility (#8) in the citizen survey. The need for a water play park, or sprayground, would be met by developing the sprayground in Planning Area C or D where the majority of Hutto's population lives. Water play parks provide an inexpensive aquatic facility that can be enjoyed by a large number of people while maintaining low operating cost.

The sprayground should be developed similar to most large spraygrounds with lots of different spray elements for kids of all ages to enjoy. Many people in focus group meetings and citizen's surveys referred to the sprayground at Brushy Creek Lake Park in Cedar Park and stated that they would like to see a similar type facility in Hutto. The sprayground should be of the same general size and nature as the sprayground in Cedar Park.

Estimated Cost Range - Depending on the design and construction costs at the time of development, the project should cost between \$100,000 and \$300,000. This cost may fluctuate depending on the location of available utilities and current construction costs.

Potential Time Frame - The water play park should be developed within the next five to six years, but may be developed sooner if funds become available or a developer develops the sprayground.



Parks, Recreation, Open Space, and Trails Master Plan

Action 10 - *Develop an Additional Two to Four Miles of Hike and Bike Trail throughout the City*

Need for this Action - By 2016, Hutto will face a 4-5 mile deficit in trails based on the current level of service and the desires of the citizens. Due to these factors, an additional 2-4 miles of trails should be constructed. These trails should be developed as linear corridors become available. They should take advantage of the natural beauty and connectivity of the creeks and streams in Hutto. The 2003 Pedestrian Mobility Plan should be referenced for priorities and locations of most needed trails and sidewalks.

As stated earlier, the trails should be developed similar to existing trails constructed of concrete with a minimum width of 8 feet. The trails should also be designed with benches and drinking fountains placed at strategic intervals for resting and replenishment. The design should also utilize existing trees and new trees should be planted as part of the trail project.

Estimated Cost Range - Depending on the design and construction costs at the time of construction, the project could cost between \$2 and 5 million (depending of trail surface and amenities). This estimated cost is based on a typical trail project and may fluctuate based on current construction costs.

Potential Time Frame - The improvements should occur within six to eight years to maintain the current level of service and meet the requests of the citizens.



Parks, Recreation, Open Space, and Trails Master Plan

Action 11 - Develop a Community Park in Planning Area A

Need for this Action - As Planning Area A grows, a community park will be needed to meet the needs of the citizens of this area. By this point, the land acquisition should have already occurred to stay ahead of the development of the land in this area. The community park would be an important park system element in this planning area, as this area is cut off from the rest of the City by two major highways.

The community park should be developed to include the typical community park elements such as trails, playgrounds, and pavilions. This community park should also be designed with passive areas where people can go relax, play, and enjoy the natural beauty of the property. Some multi-purpose practice fields may need to be included in the design, depending on where the nearest school facility is located.

Estimated Cost Range - Depending on the design and construction costs at the time of construction, the project could cost between \$1 and 1.5 million. This estimated cost is based on a typical community park development project combined with a 25% escalation factor for the difference in construction costs in seven years.

Potential Time Frame - The improvements should occur within six to eight years to meet the community park needs of the citizens in this area.



Parks, Recreation, Open Space, and Trails Master Plan

Action 12 - Expand the Multiuse Sports Complex in Planning Area C

Need for this Action - With the growth of Hutto's population and the participation rate of the youth sports associations, the need for additional sports complexes will arise. By 2013, the City will need to develop additional soccer, baseball, softball fields, along with tennis and basketball courts to meet the needs of the growing population.

Depending on whether the initial purchase of land includes the full 100 to 125 acres needed, an additional 70 to 85 acres of land might be purchased to have sufficient space for a multiuse sports complex. The expansion of the sports complex could include an additional 4-6 soccer fields, 1-2 baseball fields, 2 softball fields, 3 tennis courts, and 2-4 basketball courts. Again, the soccer fields should be designed so that they may also serve as football fields, if necessary. All the expansion facilities should be designed to complement the existing sports facilities.

Estimated Cost Range - Depending on the programming, design of the property, and if additional land needs to be purchased, the expansion of the sports complex could cost \$4 to 6 million. This estimated cost is based on a typical multiuse sports complex of this size and is exclusive of any additional land purchase. If additional land needs to be purchased, an additional \$2 to 3 million will need to be added to the project budget.

Potential Time Frame - The expansion of the multiuse sports complex should occur in six to eight years to adequately meet the needs of the citizens and the rapidly growing youth sports associations.



Parks, Recreation, Open Space, and Trails Master Plan

LOW PRIORITY RECOMMENDATIONS

Action 13 - Acquisition of Community Parkland in Planning Areas E and F

Need for this Action - As Planning Areas E and F develop, a community park in each area will be needed to meet the needs of the citizens. These community parks should be located centrally in these planning areas to fully meet the community park needs for access. It is important for the City to seek out and acquire large parcels of land now, rather than waiting until development has taken most of the available land and costs rise.

These community parks would eventually be developed to include the typical community park elements such as trails, playgrounds, and pavilions. They should be designed to have a good mix of passive and active recreation facilities to become a place where people can go relax, play, and enjoy the natural beauty of the property.

Estimated Cost Range - Depending on the value of land in a few years, the acquisition of the property could cost between \$1.2 and 1.4 million. This estimated cost is based on a 40-50 acre tract of land. This cost excludes any possible donation of land or partnerships.

Potential Time Frame - The land should be acquired within ten to twelve years before too much development occurs in this area and land value increases. The land could potentially be acquired sooner, if the City decides to buy the land before it becomes too expensive or a developer donates land to the City.



Parks, Recreation, Open Space, and Trails Master Plan

Action 14 - Develop an Additional Two to Four Miles of Hike and Bike Trails Throughout the City

Need for this Action - By 2020, Hutto will face another 3-5 mile deficit in trails based on the current level of service and the desire of its citizens. Due to these factors, an additional 2-4 miles of trail should be constructed. Trails should be developed as linear corridors become available and should try to take advantage of the natural beauty and connectivity of the creeks and streams in Hutto.

As stated earlier, the trails should be developed similar to existing trails constructed of concrete at a minimum of 8 feet in width. The trails should be designed with benches and drinking fountains placed at strategic intervals for resting and replenishment. The design would also utilize existing trees as new trees could be planted as part of the trail project. Reference should be made to the 2003 Pedestrian Mobility Plan for priorities and standards.

Estimated Cost Range - Depending on the design and construction costs at the time of construction, the project could cost between \$3 and 5 million (depending on trail surface and amenities). This estimated cost is based on a typical trail project and may fluctuate based on current construction costs.

Potential Time Frame - The improvements should occur within twelve to fourteen years to maintain the current level of service and meet the requests of the citizens.



Parks, Recreation, Open Space, and Trails Master Plan

IMPLEMENTATION

Implementation of the park plan prioritizes the parks and recreation facility needs of the City for potential methods of implementing the recommendations. This is meant to guide staff and city council through the year 2011 and more generally guide development through 2016.

Based on the plan recommendations, the following implementation plan has been prioritized based on citizens' priorities and funding needed. Some items that were listed as high priority items might have been re-prioritized based on realistic funding allocations. Listed below is the implementation plan for the City of Hutto's parks, recreation, trails and open space system through 2016.

1. Revise Parkland Dedication Ordinance and Implement a Park Development Fee

Ensures that as new development occurs, the developer is setting enough land aside for park uses. Also, aids in the development of new parks while minimizing the tax burden upon the citizens. **2007-2008**

2. Development of Hutto Lake Community Park

Meets the community park need of this area without having to purchase any additional land. It will also meet the neighborhood park need of an under served subdivision to the south of the park. **2007-2009**

3. Improvements to the City's 3 Existing Developed Parks

Sets a level of service for future parks and insures that the parks meet all current standards and regulations. **2008-2010**

4. Develop Two to Four Miles of Hike and Bike Trail throughout the City

Maintain the current level of service and meet the need of one of the most requested facilities. **2008-2011**

5. Acquisition of Community Parkland and Initial Development of a Multiuse Sports Complex in Planning Area C

Meet the community park needs of this area and the facility needs for the rapidly growing youth sports associations. **2008-2011**

6. Development of a Neighborhood Park in the Subdivision North of Hutto Elementary

Meet the neighborhood park need for this under served subdivision. **2009-2011**

7. Develop a Water Play Park/Sprayground in Planning Area C or Planning Area D

Low cost aquatic facility that would meet the aquatic need of many residents. **2010-2012**



8. **Acquisition of Community Parkland in Planning Area A**
As the area develops, it would meet the community park requirement. **2011-2013**
9. **Development of a Community Recreation Center and Outdoor Swim Center**
Meet the needs of two of the most requested items in the citizen survey. Due to funding needed and current population base, this action item received a lower implementation ranking. **2009-2013**
10. **Develop an Additional Two to Four Miles of Hike and Bike Trail throughout the City**
Maintains the current level of service and meets one of the most requested needs of the citizen survey. **2012-2014**
11. **Develop a Community Park in Planning Area A**
Would meet the need for a community park in this planning area and provide a recreational opportunity for this area without the residents having to get on a highway. **2012-2014**
12. **Expand the Multiuse Sports Complex in Planning Area C**
Would meet the sports facility needs of the rapidly growing population and youth sports associations. **2013-2015**

Key Design Points

The following recommendations should guide the design of every existing or new park in the city:

- **Parks should follow a consistent citywide design theme** - to create a consistent and recognizable park nomenclature that unites the parks in Hutto. It is recommended the park development standards be created and published.
- **Every park should include features for a variety of users** - facilities should be multifaceted and allow for the widest range of users.
- **Parks should include historical or cultural elements whenever possible** - incorporate plaques and features that allude to the history of the area around the park.
- **Parks should be designed to minimize maintenance** - durable materials and construction techniques that make the park easier to maintain should be used whenever possible.
- **Bodies of water should be highly valued** - existing creeks, streams, lakes, and ponds should be preserved and located in parks whenever possible to celebrate the natural resources of Hutto.



Parks, Recreation, Open Space, and Trails Master Plan

Funding Strategies for Implementation

The majority of the funding required to address parks and recreation facility needs will come from local sources, such as bond funding and sales tax revenue. The following are different types of funding opportunities available to fund park facilities and will differ for each type of facility:

City Generated Funding Sources

Bond Funds - The majority of recent bond issues in this region dealing with parks has been successful and point to the desire of residents to increase spending on quality of life items. Bond funds are critical for large facilities such as recreation centers, aquatic facilities, and sports complexes due to the large amount of funding required to build the facilities. Items such as the acquisition and development of a multi-use sports complex, development of 2-4 miles of hike and bike trails, development of a community recreation center and outdoor swim center, and acquisition of community parkland are items that should be included in the next bond referendum.

General Fund Expenditures - General fund expenditures are typically used for improvements to existing parks and for smaller scale development projects typically under \$250,000. Items such as improvements to the existing developed parks, development of a neighborhood park north of Hutto Elementary, and development of a water play park/sprayground are good examples of items that could be funded through general fund expenditures.

4B Sales Tax Revenue - The potential to fund park facilities through a 1/2 cent sales tax could help Hutto construct numerous recreation facilities. This funding mechanism would be administered through a Development Corporation that is tasked with funding items that enhance the quality of life. Items such as the development of Hutto Lake Park, development of hike and bike trails, acquisition and development of community parkland, and potentially development of sports facilities could be funded through a Development Corporation.

Parkland Development Fees - When residential or commercial development occurs, fees can be assessed for the procurement of park facilities and to afford maintenance. These regulations can be established through an updated Parkland Ordinance.



Parks, Recreation, Open Space, and Trails Master Plan

Funding Partnership Opportunities

Partnership with Williamson County - Partnerships to fund the development and maintenance of park facilities are becoming more and more common as other funding mechanisms have become more difficult to obtain. In the past three to five years, Williamson County has become a large provider of parks and recreation facilities in this region. Currently, Williamson County does not have parks facilities in Hutto. However, they should be approached by the City to partner in the development of parks facilities. Items that could be funded with Williamson County include the development of a multiuse sports complex, development of hike and bike trails, and the acquisition and development of community parkland.

Partnerships with Developers and Private Land Owners through a Parkland Dedication Ordinance - As the rapid development rate continues, insuring that developers are providing an adequate amount of parkland will become more and more critical. The current trend of developers building neighborhood parks, amenity centers, and trails should continue to be encouraged by the City so that the park needs of the new residents are met.

Partnerships with Hutto Independent School District - A partnership with Hutto ISD should be established to insure that the two entities are not providing the same recreation service to the same customer base. This partnership will benefit the citizens the most because it will insure that they are not being taxed by two entities to provide the same service. Items that could be funded through a partnership with Hutto ISD include the development of neighborhood or community parks adjacent to school property, development of recreation facilities such as gymnasiums, and the development of a joint use, multiuse sports complex.

Grant Funding Opportunities

TPWD - Texas Recreation and Parks Account - TPWD is the primary source for park grants in Texas, but over the last few years with statewide budget cuts, these funds have become extremely competitive and difficult to receive. The applicant is eligible to receive up to a 50% match or \$500,000 maximum for park facilities or trail projects. There is also a separate grant program for indoor recreation facilities. Applications that include multiple partners typically score higher than those with a single applicant, so the partnerships discussed above are critical when possible.



Parks, Recreation, Open Space, and Trails Master Plan

NEXT-TEA - Transportation Enhancement Funding - This could potentially be used to fund trail projects. This particular grant is complex and requires adhering to Texas Department of Transportation standards. The funding is available up to 80% match, one of the best match percentages of all grants available. Items that could be funded by NEXT-TEA would be the development of hike and bike trails throughout the City.

Transportation Enhancements - This program, Statewide Transportation Enhancements Program (STEP) is sub-program of the Surface Transportation Program (STP). The program is administered by the Texas Department of Transportation and is a cost reimbursement program for eligible hike and bike trails.

Recreational Trails Program (RTP) - These funds can be used to develop, improve, and maintain new or existing trails. It can also be used to acquire trail corridors and develop trail support facilities. The program is a reimbursement program with applicants eligible to receive up to \$100,000.

Policy and Ordinance Recommendations

Parkland Dedication Ordinance - A good parkland dedication ordinance is vital for fast growing communities to insure that the park needs are being met at the same rate as the development occurs. Hutto's parkland dedication ordinance should be revised to include a "fee in-lieu" for parkland dedication of non-residential developments. The city should also look into adding a credit for developers who construct park facilities in addition to setting aside land for park use. This will encourage developers to construct neighborhood park facilities and trails. This will decrease the burden that will be placed on the City to develop neighborhood parks in new developments.

Park Development Fee - A park development fee should be established to provide the necessary funding to develop park facilities that will be needed because of new residents. A development fee would be collected on each new dwelling unit and would be utilized to construct neighborhood park facilities and trails in close proximity to the subdivision where the dwelling unit is being constructed.



Parks, Recreation, Open Space, and Trails Master Plan

Department Budget Recommendations

The Parks and Recreation Budget will need to be strategically planned to take into account new parks or recreation facilities that will be added. Staff and city council should consider the necessary staffing level and equipment needed to maintain and operate any new facilities. As larger facilities are developed, such as the multi-use sports complex or the recreation and swim center, the department budget will need to be increased dramatically to adequately maintain and operate facilities of this size and magnitude. The development of new facilities should be planned to include what effect it will have on the general operating budget. Too often, cities develop new park facilities without truly understanding the effect that facility will have on their general fund expenditures. If the staff and the city council commit to funding the development of a park facility, they need to also commit to funding adequate maintenance and operation budgets for the facilities.

Plan Updates

This Parks, Recreation, Open Space, and Trails Master Plan is intended to guide staff and city council through the next five to ten years. The plan is not intended to, nor should it, be used past 2016. During this time span, the master plan should be periodically reviewed and updated to reflect the changing social, economic, or demographic conditions of the city. This is especially important in a rapid growing community like Hutto, where changes are likely to occur that will impact the recommendations of this master plan. For example, the population may increase more rapidly than projected; the citizens might indicate a special need for a facility not listed in the recommendations; or some of the recommendations may occur at different time intervals based on funding allocations and citizen desire. As new facilities and parkland are added to the City, staff should update the park inventory element of the plan to include these new elements. In addition, staff should review the participation rates of the youth sports associations to insure that they are not growing faster than this plan projects. At a minimum, staff should review and update the plan every two years, or when a significant change occurs to the social, economic, or demographic condition of the city.



Parks, Recreation, Open Space, and Trails Master Plan

RESOLUTION NO. 2007-002-00

A RESOLUTION for the acceptance and approval of the update to the Parks, Recreation, Open Space, and Trails Master Plan for the City of Hutto, Texas

WHEREAS, the City Council City of Hutto, Texas in its desire to improve and enhance the parks and recreational assets of the City; and

WHEREAS, the City Council desires to provide a recreational and open space park system to meet the community needs into the next decade and beyond; and

WHEREAS, the City Council desires to establish priority listing and program implementation measures for future components of the park system; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, that the Hutto City Council hereby accepts and approves the update to the Parks, Recreation, Open Space, and Trails Master Plan:

CONSIDERED and RESOLVED on this the 22nd day of the month of January, 2007.

THE CITY OF HUTTO, TEXAS


Kenneth L. Love, Mayor

ATTEST:


Debbie Chelf, City Secretary



APPENDIX I



Parks, Recreation, Open Space, and Trails Master Plan

Sec. 10.402 Parkland Dedication

Revised for Review (December, 2006)

(a) The provision of adequate parkland for use as parks is necessary for the protection of public health, safety and general welfare of the community. The city has attempted to provide parks to serve the immediate recreational needs of residents near their homes, but it faces a severe shortage of local recreational space as new subdivisions are approved and the city's population grows. Accordingly, it appears that the provision of parks can best be accomplished in conjunction with the platting and development of new residential areas, which increase the need for parkland and whose residents will be direct beneficiaries of the provision of such parkland.

(b) The subdividers of all residential subdivision of more than four single-family lots shall be required to provide for the parkland needs of future residents through the clear fee simple dedication of suitable land for park and recreational purposes. Non-residential subdivisions and residential subdivision of four or fewer single-family lots shall not be subject to the parkland dedication requirements of this section.

(c) The subdivider shall dedicate parkland to the city as a part of the final plat approval. The area to be dedicated for the purpose of parkland shall be shown on the conceptual plan, the preliminary plat, and the final plat, and shall be included in the dedication statement. The parkland shall be dedicated to the city by general warranty deed, and acceptable evidence of clear title and evidence that all taxes have been paid shall be furnished by the city.

(d) The acreage to be contributed prior to final approval by the Council of any residential subdivision shall be pro-rated in an amount equal to one acre for each 50 new dwelling units projected to occupy the fully developed subdivision. Where a subdivider or multifamily developer proposes to develop 50 or fewer lots or units within the subdivision or development and where no future phasing is proposed the payment of fees in-lieu will be required. When the subdivider/or developer proposes to pay an in-lieu-fee as provided for here, the Council may accept such payment as satisfying the Parkland dedication requirements of this Code, except that the City reserves the right to require the dedication of land for public park purposes in accordance with this Section when one or more acres of land would be required to satisfy the Parkland dedication requirements of this Code.

(e) Land dedicated for park and recreational purposes shall be of size, character, and location consistent with the standards outlined below:

(1) If necessary for optimum park placement, large dedicatory requirements under this section may be accomplished by dedication of two or more separate park sites as long as each size meets the requirements set out in this section.

(2) The dedicated parkland shall provide a minimum of 200 feet of frontage on a dedicated



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public street or of a width acceptable to the parks board and the city.

(3) At least 50% of the dedicated parkland outside of the 100-year floodplain shall be level, well-drained, and suitable for use as an open playfield.

(4) Water and wastewater connections shall be readily available at the park site with water and wastewater lines located along the street frontage of the park. The subdivider must demonstrate that there is sufficient water and wastewater utility line capacity available to serve the park.

(5) The area shall not be subject to any reservation of record, encumbrances of any kind, or easements which will interfere with the use of the land for park or recreational purposes.

(6) The Developer of a residential Subdivision or Addition will be allowed up to fifty percent (50%) credit toward fulfilling the requirements for land designated as privately owned and maintained park and recreational facilities that are for use by the residents of the Subdivision or Addition.

(7) Dual Park and Stormwater Drainage Facility The parkland may be designed and constructed to allow for dual recreational and stormwater drainage purposes. Approval must be obtained from both the Parks Director and City Engineer for the location and design of the dual park and stormwater drainage facility. Areas designated for dual use purposes shall not exceed fifty percent (50%) of the parkland dedication requirement, unless otherwise approved by the Parks Director and the City Engineer.

(8) In order to provide for the open space needs of the community, the Developer of a non-residential Subdivision will be assessed a parkland fee of eight hundred dollars (\$800.00) per acre, with a minimum of eight hundred dollars (\$800.00) payable in accordance with this section. The parkland fee may be reduced or waived by the Parks Director should the Developer choose to dedicate parkland at the time of platting.

(9) The adopted Parks Master Plan will be followed for the location of any dedicated land and/or park improvements. Standards are set in the plan as guidelines for the recreation needs of the City.

(f) All land proposed for dedication as parkland that is located in a floodplain area shall:

(1) Be easily accessible and have adequate street frontage;

(2) Have any alteration of its natural character and that of its waterway approved by the parks board and city;

(3) Be at least 100 feet in width, or of a width acceptable to the parks board and the city;



Parks, Recreation, Open Space, and Trails Master Plan

- (4) Have a configuration and topography suitable for placement of facilities such as playgrounds, picnic facilities, and open playfields.
- (g) If a subdivider is unable to meet the standards set out in subsections (d) and (e) above, resort may be had to one or more of the following alternatives:
 - (1) Dedication by the subdivider of a unique area of natural beauty or an area possessing unique natural features or biologically valuable qualities;
 - (2) The combination of two or more required dedications to form a single, viable park area;
 - (3) Land dedication that would expand existing parks or recreation facilities; and/or
 - (4) Transfer of required parkland dedication in one subdivision to another location owned by the same subdivider within one-half mile of the proposed subdivision.
- (h) When an area is required to be dedicated, the city may require a cash payment in lieu of dedication or parkland.
 - (1) Where with respect to a particular subdivision the city council determines that a subdivider is unable to meet the requirements of subsections (e), (f) and (g) above, the subdivider may be required to deposit a cash payment with the city. The amount of such cash payments shall be in accordance with the provisions set out in this section. Alternatively, the city may accept a combination of parkland dedication and a cash payment in lieu of a portion of the parkland dedication.
 - (2) All cash payments shall be used exclusively for the acquisition and/or improvement of parks. Cash payments are required if parkland requirement is less than three acres, parkland is substandard, the project is a replat or amended.
 - (i) The amount of cash payment to be made to the city shall be of the fair market value of the land proposed to be subdivided, as determined by a qualified real estate appraiser employed by the city, less a credit for the value of the land actually dedicated for parkland as determined by such real estate appraiser. A subdivider, at his own expense, may obtain an additional appraisal by a qualified real estate appraiser mutually agreed upon by the city and the subdivider. In such case, the city council shall determine fair market value upon consideration of both appraisals.
 - (j) All required cash payments must be submitted prior to final plat approval:
 - (k) All land within the 100-year floodplain shall be dedicated as parkland. Fifty percent of land contained within the 100-year floodplain shall be credited against the parkland dedication requirement; provided that adjoining land within the 25-year floodplain is also dedicated.



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Land within the 25-year floodplain shall not be credited against the parkland dedication requirement.

(l) Unless otherwise specified, the requirements of this section shall apply to all residential subdivisions. Exemptions from the provisions of this section shall be as follows:

- (1) Any resubdivision of land that does not increase the allowed number of dwelling units;
 - (2) A subdivision for which a preliminary plat was approved on or before the effective date of this article, and which preliminary plat has not expired prior to approval of a final plat; or
 - (3) Where there has been entered into a special agreement with the city including specific provisions for the dedication of parkland or cash payments or in lieu of the requirements of this section.
- (m) Any land that is dedicated as parkland and is disturbed during construction of the subdivision must be restored by the developer to its original condition or better prior to release of fiscal for the subdivision.



Parks, Recreation, Open Space, and Trails Master Plan

Sports Association Survey City of Hutto – Parks and Recreation Department

Organization Name: Hutto Youth Soccer Association Sport Type: Soccer
 Approx. Season Start Date: Fall – September 1st Fall – November 31st
Spring – March 1st Approx. Season End Date: Spring – May 1st

	Age Group	Game Location	# of Teams	# of Participants	# of Games	# of Fields Used	# of Fields Desired	Fee per Participant	Practice Schedule (Days and Duration)
1	Under 5	Youth Soccer Complex (685)	5	37	10	2	2	\$95	1 / week
2	Under 6	Youth Soccer Complex (685)	6	41	10	1	2-3	\$95	1 / week
3	Under 8	Youth Soccer Complex (685)	13	86	10	3	4	\$95	2 / week
4	Under 9	No Hutto Fields (Georgetown)	2	20	10-11	0	1-2	\$95	2 / week
5	Under 10	No Hutto Fields (Georgetown)	2	28	10-11	0	1-2	\$95	2 / week
6	Under 12	No Hutto Fields (Georgetown)	3	44	10-11	0	1-2	\$95	2 / week





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1a. Do you ever charge admission fees?

☐ Yes ☒ No

1b. If yes, when do you charge the admission fee and what is the cost of the admission fee?

2. Please list the percentage of Hutto residents (within City limits) and non-residents:

65 % Hutto Residents 35 % Non-Residents

3a. Have you held tournaments in the last 12 months?

☐ Yes ☒ No

3b. If yes, please provide the following information about your tournaments:

Name of Tournament	Dates	Location	# of Teams	# of Participants	# of Hotel stays



Parks, Recreation, Open Space, and Trails Master Plan

4. Please rate how important or unimportant it will be for the City to provide the following amenities in a sport complex:

Priority	Element	Importance		
1	a) Additional Unlighted Game Fields	Very Important	Important	Unimportant
	b) Additional Lighted Game Fields	Very Important	Important	Unimportant
	c) Tournament Level Fields	Very Important	Important	Unimportant
2	d) Practice Fields	Very Important	Important	Unimportant
4	e) Shaded Spectator Seating	Very Important	Important	Unimportant
5	f) Raised Spectator Seating	Very Important	Important	Unimportant
	g) Shaded Participant Seating	Very Important	Important	Unimportant
3a	h) Restroom/Concession Building	Very Important	Important	Unimportant
	i) Scorekeeper Stands	Very Important	Important	Unimportant
	j) Group Pavilion	Very Important	Important	Unimportant
	k) Warm-up Areas	Very Important	Important	Unimportant
6	l) Playgrounds	Very Important	Important	Unimportant
	m) Gated Spectator Entrance	Very Important	Important	Unimportant
	n) Batting Cages (if applicable) N/A	Very Important	Important	Unimportant
3b	a) Parking	Very Important	Important	Unimportant



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Additional Comments:

- Growth Rate = 180 participants (2005) to 250+ participants (2006) or 38% growth rate
- Turned Away 10 participants this year
- 685 Site has 5 Game Fields, 9 Striped Practice Fields, and 2 Large Open Practice Areas
- Under 9, Under 10, and Under 12 can't play in Hutto because they lack the field space for home games
- Parking at the 685 Site is a critical issue that needs to be addressed

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City of Hutto – Sports Association Survey

APPENDIX 3



Appendix
A3-4



Parks, Recreation, Open Space, and Trails Master Plan

Sports Association Survey City of Hutto – Parks and Recreation Department

Organization Name: Hutto Youth Football Association
Tri-County League - (Lexington, Thrall, Thorndale,
Granger, Rockdale, Elgin, Florence)

Sport Type: Football

Approx. Season Start Date: End of July Approx. Season End Date: End of October to Mid-Nov.

	Age Group	Game Location	# of Teams	# of Participants	# of Games	# of Fields Used	# of Fields Desired	Fee per Participant	Practice Schedule (Days and Duration)
1	Flag 5-7 yrs	Old Hippo Stadium	3	48	6	G 1 P 3	G 2 P 3	\$65	3 / week
2	JV 8-10 yrs	Old Hippo Stadium	2	24	6	G 1 P 3	G 2 P 2	\$95	3 / week
3	Varsity 10-12 yrs	Old Hippo Stadium	2	50	6	G 1 P 3	G 2 P 2	\$95	3 / week



Parks, Recreation, Open Space, and Trails Master Plan

1a. Do you ever charge admission fees?

☐ Yes ☒ No

1b. If yes, when do you charge the admission fee and what is the cost of the admission fee?

Would like to charge admission fees.

2. Please list the percentage of Hutto residents (within City limits) and non-residents:

50 % Hutto Residents 50 % Non-Residents

3a. Have you held tournaments in the last 12 months?

☐ Yes ☒ No

3b. If yes, please provide the following information about your tournaments:

Name of Tournament	Dates	Location	# of Teams	# of Participants	# of Hotel stays



Parks, Recreation, Open Space, and Trails Master Plan

5. Please rate how important or unimportant it will be for the City to provide the following amenities in a sport complex:

Priority	Element	Importance		
1	a) Additional Unlighted Game Fields	Very Important	Important	Unimportant
	b) Additional Lighted Game Fields	Very Important	Important	Unimportant
	c) Tournament Level Fields <i>N/A</i>	Very Important	Important	Unimportant
	d) Practice Fields (<i>lighted preferred</i>)	Very Important	Important	Unimportant
4	e) Shaded Spectator Seating	Very Important	Important	Unimportant
	f) Raised Spectator Seating <i>N/A</i>	Very Important	Important	Unimportant
	g) Shaded Participant Seating	Very Important	Important	Unimportant
	h) Restroom/Concession Building	Very Important	Important	Unimportant
2	i) Scorekeeper Stands	Very Important	Important	Unimportant
	j) Group Pavilion	Very Important	Important	Unimportant
	k) Warm-up Areas	Very Important	Important	Unimportant
	l) Playgrounds	Very Important	Important	Unimportant
3	m) Gated Spectator Entrance	Very Important	Important	Unimportant
	n) Batting Cages (if applicable) <i>N/A</i>	Very Important	Important	Unimportant
		Very Important	Important	Unimportant
		Very Important	Important	Unimportant
5		Very Important	Important	Unimportant
		Very Important	Important	Unimportant
		Very Important	Important	Unimportant
		Very Important	Important	Unimportant





Additional Comments:

- Expected Growth Rate = 122 participants (2006) to 250 participants (2007) or 105% growth rate
- 3-4 games / Saturday with times ranging from 9am to 7:30pm
- Teams must be at fields 1 hour before the game which usually makes parking an issue
- Turned away 50 participants this past season
- All teams practice at Creekside Park on 50yd fields until Daylight Savings Time change when they move to Old Hippo Stadium
- Practice Special Teams at Old Hippo Field 1/week because of goal posts
- Could host the League Playoffs and Super Bowl (4-6 teams for Playoffs, and 6 teams for Super Bowl)
- Potential to start a Select League



Parks, Recreation, Open Space, and Trails Master Plan

Sports Association Survey City of Hutto – Parks and Recreation Department

Organization Name: Hutto Youth Baseball & Softball Association Sport Type: Baseball
 Approx. Season Start Date: Fall – Mid-August Fall – End of October
 Approx. Season End Date: Spring – Mid-February Spring – Beginning of July

**(Age Groups Share Fields)*

	Age Group	Game Location	# of Teams	# of Participants	# of Games	# of Fields Used	# of Fields Desired	Fee per Participant	Practice Schedule (Days and Duration)
B1	T-Ball 4-6 yrs	Hutto Elementary School	Fall – 2 Spring – 6	Fall – 24 Spring – 75	Fall – 8-10 Spring – 15-18	*1	*3	Fall - \$55 Spring - \$85	2 / week
B2	Pinto 7-8 yrs	Hutto Elementary School	Fall – 2 Spring – 2	Fall – 24 Spring – 24	Fall – 8-10 Spring – 15-18	*1	*3	Fall - \$65 Spring - \$110	2 / week
B3	Mustang 9-10 yrs	Hutto Elementary School	Fall – 2 Spring – 3	Fall – 24 Spring – 36	Fall – 8-10 Spring – 15-18	*1	*3	Fall - \$65 Spring - \$110	2 / week
B4	Bronco 11-12 yrs	Hutto Elementary School	Fall – 1 Spring – 1	Fall – 12 Spring – 12	Fall – 8-10 Spring – 15-18	*1	*3	Fall - \$65 Spring - \$110	2 / week
B5	Pony 13-14 yrs	Old Hippo Field	Fall – 1 Spring – 2	Fall – 12 Spring – 24	Fall – 8-10 Spring – 15-18	*1	*3	Fall - \$65 Spring - \$110	2 / week
S1	Pinto 7-8 yrs	Hutto Elementary School	Fall – 1 Spring – 2	Fall – 12 Spring – 24	Fall – 8-10 Spring – 15-18	*1	*3	Fall - \$65 Spring - \$85	2 / week
S2	Mustang 9-10 yrs	Hutto Elementary School	Fall – 1 Spring – 2	Fall – 12 Spring – 24	Fall – 8-10 Spring – 15-18	*1	*3	Fall - \$65 Spring - \$85	2 / week
S3	Bronco 11-12 yrs	Hutto Elementary School	Fall – 1 Spring – 1	Fall – 12 Spring – 12	Fall – 8-10 Spring – 15-18	*1	*3	Fall - \$65 Spring - \$85	2 / week
S4	Pony 13-14 yrs	Old Hippo Field	Fall – 0 Spring – 1	Fall – 0 Spring – 12	Fall – 8-10 Spring – 15-18	*1	*3	Fall - \$65 Spring - \$85	2 / week

City of Hutto – Sports Association Survey

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Parks, Recreation, Open Space, and Trails Master Plan

1a. Do you ever charge admission fees?

☐ Yes ☒ No

1b. If yes, when do you charge the admission fee and what is the cost of the admission fee?

Would like to charge admission fees.

2. Please list the percentage of Hutto residents (within City limits) and non-residents:

80 % Hutto Residents 20 % Non-Residents

3a. Have you held tournaments in the last 12 months?

☐ Yes ☒ No

3b. If yes, please provide the following information about your tournaments:

Name of Tournament	Dates	Location	# of Teams	# of Participants	# of Hotel stays



Parks, Recreation, Open Space, and Trails Master Plan

6. Please rate how important or unimportant it will be for the City to provide the following amenities in a sport complex:

Priority	Element	Importance		
	a) Additional Unlighted Game Fields	Very Important	Important	Unimportant
1	b) Additional Lighted Game Fields	Very Important	Important	Unimportant
10	c) Tournament Level Fields	Very Important	Important	Unimportant
2	d) Practice Fields	Very Important	Important	Unimportant
5	e) Shaded Spectator Seating	Very Important	Important	Unimportant
	f) Raised Spectator Seating	Very Important	Important	Unimportant
6	g) Shaded Participant Seating	Very Important	Important	Unimportant
3	h) Restroom/Concession Building	Very Important	Important	Unimportant
11	i) Scorekeeper Stands	Very Important	Important	Unimportant
8	j) Group Pavilion	Very Important	Important	Unimportant
4b	k) Warm-up Areas	Very Important	Important	Unimportant
7	l) Playgrounds	Very Important	Important	Unimportant
9	m) Gated Spectator Entrance	Very Important	Important	Unimportant
4a	n) Batting Cages (if applicable)	Very Important	Important	Unimportant



Additional Comments:

- Participate in a league with Pflugerville, Sam Bass Baseball, and Manor (Baseball) and Georgetown (Softball)
- Turned away 20 participants in Spring season
- 10 teams/ 4 age divisions use 1 single baseball field which causes conflicts

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